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**SOUTHERN RENT ASSESSMENT PANEL
LEASEHOLD REFORM ACT 1967 SECTION 9
ENFRANCHISEMENT OF LEASE**

DECISION OF THE LEASEHOLD VALUATION TRIBUNAL ("LVT")

Case No.	CHI/00HC/OAF/05/03
Property	19 Saxby Close Worle Weston-Super-Mare North Somerset
Applicant	Mr S.F.Daniels
Date of Inspection and Decision	14 February 2005
Tribunal Members	Mr D.R.Hebblethwaite (Chairman) Mr P.E.Smith FRICS

Background

1. The Applicant owns the Property on the basis of a leasehold title held for the residue of a term of 500 years created by a lease dated 1 September 1557 at a rent of £1.6s.9d. Hundreds of titles in Worle derive from this lease which is lost and the identity of the freeholder is unknown.
2. By an Order of the Weston-Super-Mare County Court dated 22 December 2004 it was ordered (inter alia) that pursuant to Section 27(5) of the Leasehold Reform Act 1967 the Applicant pay into court such sum as is directed by the LVT as the price payable for the Property and the amount of rent estimated by the LVT as unpaid at the date of the Order.
3. On 4 January 2005 the Applicant referred the court order to the LVT for these valuations to be carried out under Section 9. The Applicant's Notice of Claim was not copied with the Tribunal's papers but the Tribunal assumes it was shortly before the court order and takes that as the date at which the valuations must be fixed.

Inspection

4. The Tribunal inspected the Property in the presence of Mr Daniels and found it to be as described in the valuation of M.T.Ripley FRICS dated 26 January 2005 and submitted on behalf of the Applicant.

